

FORM B - BUILDING

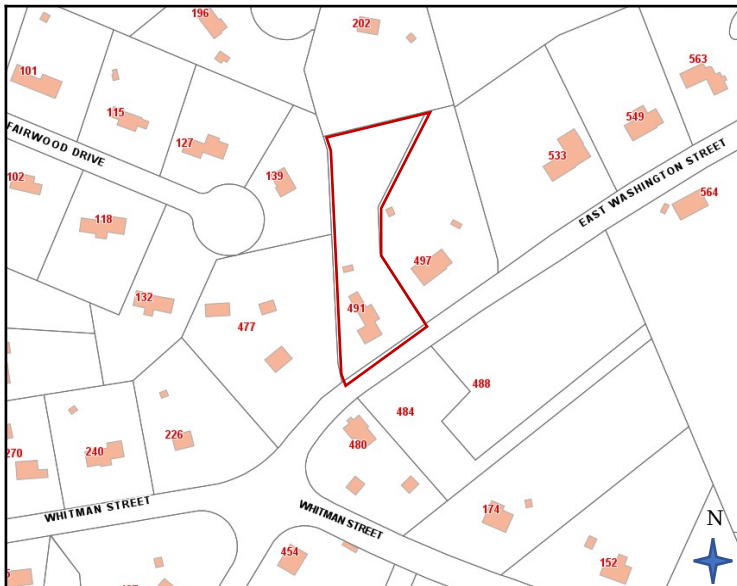
Date (*month / year*): June 2018

MASSACHUSETTS HISTORICAL
COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map



Recorded by: Lara Kritzer, JM Goldson
community preservation + planning

Organization: Hanson Historical Commission

107-0-16-0

Hanover

HNS.202

Town/City: Hanson

Place: (*neighborhood or village*):

Address: 491 East Washington Street

Historic Name: Otis and Rebecca Perry House

Uses: Present: Single-Family Dwelling

Original: Single-Family Dwelling

Date of Construction: ca. 1839

Source: White's History, Plan No. 5, Page 86

Style/Form: Federal/Cape

Architect/Builder: Martin Stetson

Exterior Material:

Foundation: Granite Block, Concrete

Wall/Trim: Wood Clapboard/Wood

Roof: Asphalt Shingle

Outbuildings/Secondary Structures:

Decorative cobblestone walls and pillars,
fieldstone wall along road, freestanding
cobblestone well and prefabricated shed to the
north of the house

Major Alterations (*with dates*): Multiple
additions to the north façade, vinyl replacement
windows

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.08 Acres

Setting: Located at the intersection of two of
Hanson's main thoroughfares in an area of
predominantly single-family homes ranging from
early eighteenth century farmhouses to late
twentieth century suburban development on large
lots which includes grass lawns and numerous
mature trees, bushes, and other vegetation.

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☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The one-and-a-half story Cape style house has an asphalt shingled gable roof with a large, square corbeled chimney at the center of the roof ridge. The lower edge of the gable roof has thin projecting eaves on the gable facades and ends flush with the wall on the gable-ends. The building appears to have at least four additions to its north façade including a shed dormer on the north roof slope, a long gable-end roofed, one-story addition projecting from the center of the north façade, a second gable roofed addition projecting out of the east facade of the first addition, and a shed-roofed addition tucked into the corner created by the two gable roofed additions. The house is wood clapboard sided with wood trim and has a decorative cobblestone pattern installed around the lower edge of the additions on the east façade. The house has had its original double hung windows replaced with six-over-six vinyl windows. Two narrower corbeled brick chimneys are located at the center and the north end of the first addition's long roof ridge.

The house faces south towards the road and has a symmetrical front façade. Narrow wood eaves line the lower edge of the gable roof over a wide, flat cornice board. The door is located at the center of the façade inside a wide door frame that extends up into the cornice. A narrow band of projecting trim separates the wide header from the flat pilasters on either side of the entrance. Long, narrow vinyl shutters are located just inside the pilasters to either side of the door over any surviving sidelines. A solid wood, five-panel door is located behind a metal storm door at the center of the frame. The entrance opens onto a rough granite step leading into the yard. To either side of the entrance are two double hung windows with narrow vinyl shutters installed on the siding to either side. The window frames have a narrow projecting sill and header. Although the shutters are only used on the south façade, the same window frame is seen on all sides of the original Cape style building.

On the east and west façades, a band of wood trim outlines the gable-end. The west façade has two double hung windows located in both the gable-end and on the first floor. A shed dormer is visible on the north roof slope and is sided and trimmed to match the rest of the building. The other additions to the north façade are set well back from the west façade of the original house. At the far end of the gable-end roofed addition, an enclosed sunroom with three long double hung windows is visible. Two more double hung windows are visible at the center of this addition below a skylight on the west roof slope.

The east façade of the original house is nearly identical to the west façade but has a four part bay window in place of the northern window on the first floor. The bay window has a very shallow curve and flat roof. A larger bay window faces it on the south façade of the shed-roofed addition. This addition begins at the northeast corner of the main house and covers the gable-end roofed addition's east façade. This three-part bay has significantly wider single paned windows and a shallow sloping roof. A wide band of wood trim runs along the eaves of the shed roofed addition and projects out slightly over the east façade. The bottom foot of wood clapboard siding has been removed to make way for a decorative cobblestone wall which runs across the south and east façades of the additions. The stone is installed in rectangular sections separated by the cornerboards of each addition and narrow painted wood boards.

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The east façade of the shed roofed addition has another shallow, three-part bay window to the right of the side entrance. A wood door with a fanlight at its upper edge is located behind a storm door and has a large, square window to its left. The door opens onto cement steps that lead to a fieldstone walkway. Two cobblestone columns with round planters on top are located along the length of the walkway, which ends in a set of cobblestone steps to the driveway. To the north of the shed roofed addition is the Jcross gable addition. Its gable-end roof is lower than the roof of the first addition. Its east façade is flush with the shed-roofed addition and has a gable-end finished with the same wood trim seen on the larger gable-ends of the main house except that a small, square window is located in its center. The entire first floor of the gable-end is bowed out under a shallow hip roof. Large double hung windows are located in each of the three sides of the bay and are surrounded above and below with wood panels. The cobblestone around the base of the bay extends up around the corners of the bay. The gable-end addition continues to the north of these additions where it is well screened by both a stone outcropping and heavy vegetation.

The property has a number of retaining walls to the east and north of the house which are made of a mix of cobblestone, fieldstone and granite. A stone wall runs along the south property line which is part granite block, part smaller fieldstones. An unpaved driveway to the east of the house ends at another stone retaining wall. To the north and east of the main house is a round former well or birdhouse with an asphalt shingled octagonal roof over tall, screened panels. The lower half of the structure is finished in cobblestone panels similar to the siding on the house. Further north of the house, a prefabricated gable roofed shed is tucked in behind a stone outcropping and several mature trees. The rear of the site is heavily wooded but the yard surrounding the house is open lawn with a few mature trees. Evergreen bushes and foundation plantings are located on the south, east and west facades of the house. A metal fence extends from the northwest corner of the house to the west property line. Behind the fence is a decorative brick and stonework well.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

According to White's History of Hanson, 491 East Washington Street was built in 1839 by Martin Stetson (1808-1891) as an investment property. Martin was the second son of Thomas and Betsey Stetson, a prominent Hanson family. He is listed with various occupations on state and federal records over the late 1800s, including carpenter, housewright, shoemaker, farmer and former merchant. In 1840, the property was sold by Martin's brother, Thomas J. Stetson Jr. (1803-1877), a millwright, to Otis and Rebecca Perry. Otis Perry (1808-1894) was born in Pembroke and married the widow of Joseph Estes, Rebecca K. Josselyn Estes (1806-1894) in 1840.¹ Otis Perry was also a carpenter and both the 1856 Walling Map and 1879 Walker Atlas list the house as owned by "O. Perry." The Perrys sold the property in 1891 to Rebecca's son from her first marriage, Joseph Estes Jr. (1830-1908). After Otis died in 1894, just two weeks after Rebecca,² Joseph Estes sold it back to the Stetson family.³ At this time, the location of property was still listed as Willow Street, not East Washington Street. Happy F. Stetson held the property for two years before passing it on to her son and daughter-in-law, Marshall and Mary (Cudworth) Stetson.⁴

The county deeds show that Marshall and Mary Stetson sold the property to Annie F. Garland, wife of Dr. Kirk Garland, in 1902.⁵ Dr. Kirk Alpesto Garland (1859-1921) was a self-employed dentist who married Annie F. Addison in 1897. The 1900 U.S. Census shows Annie and Kirk living in Boston's Ward 15 prior to moving to Hanson. Annie appears to have remained in the house after her husband's death until her own death in 1928. In

¹ <https://www.findagrave.com/memorial/93285228/otis-perry>

² Massachusetts, Death Records, 1841-1915

³ Plymouth County Registry of Deeds, Book 682, Page 84; Book 673, Page 541

⁴ Plymouth County Registry of Deeds, Book 716, Page 428

⁵ Plymouth County Registry of Deeds, Book 844, Page 106

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1929, Anthony Andrews of Hanson, acting as the executor of Annie Garland's will, sold the property to Clarence J. and Eugenia Andrews of New Bedford.⁶ According to the 1930 U.S. Census, Clarence and Anthony were brothers from the Cape Verde Islands who were working as chefs at a café. Eugenia and Clarence lived with Anthony, their mother (Eugenia's mother-in-law) and their two daughters, Mathilda and Phyllis. Clarence and Anthony shared ownership of the property until 1931, when they sold it to Herman and Malvina Seeger.⁷ Herman was a school janitor and their son, O. Frederick Seeger, was a coastal ship seaman. The Seegers sold the property to Catherine R. Turner in 1940.⁸ Current owners, Frank and Doris Johnston, purchased the house from her in 1956.⁹

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⁶ Plymouth County Registry of Deeds, Book 1569, Page 367

⁷ Plymouth County Registry of Deeds, Book 1569, Page 369; Book 1611, Page 525

⁸ Plymouth County Registry of Deeds, Book 1790, Page 250

⁹ Plymouth County Registry of Deeds, Book 2523, Page 459

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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☒ Individually eligible ☐ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by Lara Kritzer

The criteria that are checked in the above sections must be justified here.

The ca. 1839 Cape style house is eligible for individual listing on the National Register under Criteria A for its association with the early settlement of Plymouth County and Massachusetts, and development of Hanson as a separate town. The house is also eligible under Criteria C as it has survived in its original location with both its setting and original architectural character intact despite two centuries of use and alteration. The house embodies the distinctive character and architectural detailing of its early nineteenth century construction and illustrates how these homes were expanded and adapted over time to meet the changing needs of their residents. Additional information on the building's interior will also be needed for the Massachusetts Historical Commission to substantiate its National Register eligibility.